



Date: January 18, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department
Marilee Martin, Construction Project Manager

Subject: Multi-Site Park Renovations Project Construction Contract

Executive Summary

On December 16, 2010, three bids were opened for the Multi-Site Park Renovations Project. The lowest, responsive, responsible, lump-sum base bid was submitted by C. T. Wilson Construction Company, Inc., for \$725,887.00. The base bid scope of work includes repairs and improvements at Crest Street Park, Forest Hills Park, Garrett Road Park and Spruce Pine Lodge. A recent CIP amendment has transferred funding within these projects. The scope of work includes site and lighting repairs, playground improvements, accessibility improvements, and recreation center/restroom building repairs and improvements. The base bid scope of work also includes construction of Department of Justice (DOJ) ADA repairs at Spruce Pine Lodge.

C. T. Wilson Construction Company, Inc. was also the lowest, responsive, responsible bidder after the addition of the following Bid Alternatives, which the General Services Department recommends accepting:

- Alternate #1 – Repaving the existing Basketball Courts at Crest Street Park for \$33,762.
- Alternate #2 – Roof replacement at the Forest Hills Club House for \$22,505.
- Alternate #3 – Building Improvements at the Caretaker Building at Spruce Pine Lodge for \$2,883.

Recommendation

The General Services Department recommends that the City Council:

- 1) Authorize the City Manager to execute a construction contract for Multi-Site Park Renovations to C.T. Wilson Construction Company, Inc. in the amount of \$785,037.00.
- 2) Establish a project contingency in the amount of \$121,950.00 and to authorize the City Manager to negotiate and execute change orders on the Multi-Site Park Renovation construction contract, provided the total project cost does not exceed the amount budgeted for construction phase plus the project contingency.

Background

Through the 2005 bond referendum, the City of Durham funded \$5,170,000.00 for professional services and the construction of deferred maintenance repairs and renovations at the Multi-Site Park Renovation Project, a 19-park bundle of projects. The total project funding for design and construction at Crest Street Park, Forest Hills Park, Garrett Road Park and Spruce Pine Lodge is \$1,899,513.00. The funding appropriated for each park was based on the 2003 Carter & Burgess Report, which identified deferred maintenance items at City facilities and estimated a cost for the repairs.

In January 2007, the City Council approved a professional design services contract with Susan Hatchell Landscape Architecture, PLLC for \$1,040,500.00 for design of the Multi-Site Park Renovations. Amendment One to the original contract for Design Services was executed on June 23, 2010, as the full scope of design services for fourteen of the Multi-Site Park bundle was not necessary. Full design services were required for the four parks included in the proposed construction contract, along with Morreene Road Park, expected to go to bid by the end of January 2011. The remaining parks are either completed or will be completed through smaller contracts.

Issues/Analysis

Construction will commence by March 2011 and the project is expected to be complete by September of 2011. As with any renovation project, addressing unforeseen conditions such as the presence of underground utility lines, unusual or unanticipated geologic conditions, or the discovery of hazardous materials, could delay the project completion or require a scope change or reduction. To mitigate risks associated with existing hazardous building materials, tests for asbestos containing material and lead paint at the park buildings have been completed and taken into account in the final construction documents. A construction contingency has been budgeted to address unexpected site conditions and unexpected building conditions.

Three bids were opened on December 16, 2010. These bids were received and evaluated for the determination of the lowest, responsible, responsive bidder.

The bid results are as follows:

<u>Company</u>	<u>Base Bid</u>	<u>Base + Recommended Alternates</u>
H. G. Reynolds Company, Inc.	\$785,150.00	\$ 849,650.00
Central Builders Inc. of Mebane	\$800,800.00	\$ 848,381.00
C. T. Wilson Construction, Inc.	\$725,887.00	\$ 785,037.00

Alternatives

The General Services Department has not identified any alternatives since the bids received are competitive.

Financial Impact
Total Project funding:

	Crest St. Park	Forest Hills Park	Garrett Rd. Park	Spruce Pine Lodge	Total
2005 GO Bonds	\$298,122.00	\$612,886.00	\$501,819.00	\$433,886.00*	
2005 GO Bonds – ADA				\$52,800.00	
Total appropriated funds	\$298,122.00	\$612,886.00	\$501,819.00	\$486,686.00	\$1,899,513.00

Project Budget:

Design Services	\$54,176.00	\$108,523.00	\$124,483.00	\$78,624.00	
Design Contingency	\$5,117.00	\$10,152.00	\$12,448.00	\$7,862.00	
Total Design Services Budget					\$401,385.00
Other Owner Expenses And Available Funding**	\$62,393.00	\$123,665.00	\$253,658.00	\$151,425.00	\$591,141.00
Available for Construction	\$151,436.00	\$330,046.00	\$87,230.00	\$216,325.00	\$785,037.00
Owner Construction Contingency	\$25,000.00	\$40,500.00	\$24,000.00	\$32,450.00	\$121,950.00
Total Project Budget	\$298,122.00	\$612,886.00	\$501,819.00	\$486,686.00	\$1,899,513.00

* Spruce Pine Lodge shares funding with Lake Michie Boathouse and the Little River Fishing Facility. Combined total funding for all three parks is \$868,710.00.

** Owner's Expenses include but are not limited to Property Acquisition, Permits, Engineering Services and Reviews, Pre-Construction Services, Hazardous Materials Abatement and Environmental Testing.

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the bid submitted by C.T. Wilson Construction, Co., Inc., of Durham, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 19% and WSDBE 5%. It was determined that C.T. Wilson Construction, Co., Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The MSDBE and the WSDBE goals were not met, but C.T. Wilson Construction, Co., Inc. demonstrated a good faith effort in trying to obtain them.

The workforce statistics for C.T. Wilson Construction, Co., Inc. are as follows:

Total Workforce	65	
Total Females	5	8%
Total Males	60	92%
Black Males	6	9%
White Males	42	65%
Other Males	12	18%
Black Females	1	2%
White Females	4	6%
Other Females	0	0%

